

LOUDOUN COUNTY PLANNING COMMISSION

ACTION SUMMARY

THURSDAY, JUNE 11, 2009

6:00 P.M. WORKSESSION

LOCATION: PURCELLVILLE ROOM
Government Center
1st Floor

Commissioners Present: Peggy Maio, Chairman, Blue Ridge District; Robert Klancher, Vice-Chairman, Broad Run District; Erin Austin, Catoctin District; Chris Brodrick, Potomac District; Gigi Robinson, Leesburg District; Kevin Ruedisueli, At Large; Helena Syska, Sterling District.

Commissioners Absent: Sandra Chaloux, Dulles District; Michael Keeney, Sugarland Run District.

Staff Present: John Merrithew, Assistant Director of Planning, Van Armstrong, Program Manager, Land Use Review; Planners: Judi Birkitt, Michael Elabarger, Stephen Gardner, Ginny Rowen; Nancy Bryan, Recording Secretary.

1. ACTION SUMMARY REVIEW

- a. The Action Summary of May 14, 2009 was approved (4-0-1-4, Ruedisueli abstained; Brodrick, Chaloux, Keeney, Syska absent.)
- b. The Action Summary of March 26, 2009 was approved (5-0-4, Brodrick, Chaloux, Keeney, Syska absent).

2. DISCLOSURES

- a. Ms. Robinson exchanged e-mails with Sara Howard-O'Brien regarding setting up a meeting regarding Loudoun County Public Schools MS-5.
- b. Mr. Klancher had a meeting with the applicant for an upcoming rezoning of the National Conference Center at Lansdowne; had a meeting with an applicant for a 1972 to 1993 conversion of a property at the corner of Waxpool and Loudoun County Parkway; had a meeting with an applicant for an upcoming application at Morley Corner; had a telephone conversation with the applicant for MS-5; had a telephone conversation with the applicant for Kincora; had a telephone conversation with the applicant for the CWS expansions; had a conversation with the applicant's representative for Ashley Furniture; had a telephone conversation with the HOA representative of Cameron Chase regarding NIVO Substation; had a telephone conversation with an adjoining property owner to NIVO Substation.
- c. Mr. Ruedisueli exchanged e-mails with the applicant for Ashley Furniture; exchanged e-mails with the applicant for MS-5.
- d. Mr. Brodrick had a meeting on 6/10/09 with Gem Bingol and Ed Gorski, not regarding any project in particular, just a general meeting.
- e. Ms. Maio had a phone conversation with Doug Johnston of Ticonderoga concerning the MS-5 application; exchanged e-mails with Sara Howard-O'Brien regarding the MS-5 application; had a telephone conversation with Tim Dennis regarding a cell tower in Bluemont that the Planning Commission will hear in July.

3. BRIEFING OF THE JUNE 18, 2009 PUBLIC HEARING ITEMS

a. CMPT 2008-0018, Cricket Communications

Items for further discussion include notification of the Lansdowne Conservancy.

b. ZMOD 2009-0002, Ashley Furniture

There were no items for further discussion.

c. SPEX 2009-00007, Newton School

Items for further discussion include the adjacent users; appropriateness of site without outdoor space; bike rack; Fire and Rescue contribution; school zone signs; availability of trails and sidewalks; practicality of the drop-off and pick-up plan; landowner agreement with the proposal; sufficient time for the public to review the material.

d. SPEX 2008-0011, CWS Exit 6, Ashburn Village Boulevard

e. SPEX 2008-0012, CWS Exit 4, Belmont Ridge Road

f. SPEX 2008-0013, CWS Exit 3, Shreve Mill Road

Items for further discussion include a history and detail of buffer plantings at each site per SPEX 1997-0001.

g. SPEX 2009-0017, CMPT 2009-0004, LCPS (MS-5)

Items for further discussion include the parents' entrance and exit; a plat depicting site access if Tri-County Parkway is constructed; number of lanes planned for Tri-County Parkway; possible current Ticonderoga violations that would affect the school property; well and well-monitoring site on the farm itself or surrounding area between Bull Run Post Office Road and adjacent area; status of the airport noise study; clarification of road dedications and improvements; status of Kirkpatrick Farms road improvements; possibility of a roundabout at Ticonderoga and Braddock Road; depiction of the oil separator on the plat; can number of students be increased, and if so, can the square footage increase; LEED score sheet should be attached to the application; provision of permeable pavers; does the well on the upper northwest corner of the property monitor swales/wetlands in the southeast portion; status of proffered transportation improvements; will buses traveling south have access through the southern portion of Ticonderoga; reason for Loudoun Water extension request; long term maintenance; archaeological study; character of the cemetery.

h. SPEX 2008-0059, Dulles Trade Center West

Items for further discussion include where and how the wash down occurs; on-site diesel fuel storage; maintenance of solid waste collection; proffered plat; cleaning of plunge pool; spray spreader; stormwater management toward front of property; landscape and maintenance – native species and best management practices.

4. WORKSESSION ITEM:

a. SPEX 2008-0044, CMPT 2008-0015, ZMOD 2008-0018, NIVO SUBSTATION

Mr. Klancher moved, seconded by Ms. Robinson, that the Planning Commission approve CMPT 2008-0015, NIVO Substation subject to the Special Exception/Commission Permit Proposed NIVO Substation Loudoun County, Virginia plat dated November 12, 2008, revised through June 3, 2009, prepared by Dominion, and with the attached Findings, and forward the application to the Board of Supervisors for ratification.

AND

Mr. Klancher moved, seconded by Ms. Robinson, that the Planning Commission forward SPEX 2008-0044, NIVO Substation, to the Board of Supervisors with a recommendation of approval, subject to the Conditions of Approval dated June 4, 2009 and based on the attached Findings for approval.

AND FURTHER, that the Condition entitled "Supplemental Landscaping" provided to staff on June 11, 2009 be included as an advisory and not a limiting Condition of Approval.

AND FURTHER, that a copy of the Advisory Understanding between the adjacent property owner, the applicant, and adjacent resident be forwarded to the Board of Supervisors for their consideration during consideration of this application. (7-0-2, Chaloux, Keeney absent). *Staff Contact: Stephen Gardner*